

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, September 16, 2005 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

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**NEW CASES**

- V-05-240**      Appeal of **Karen Lange** of a decision of an Administrative Officer (i.e., a staff person) of the Bureau of Buildings that Ms. Lange has violated the zoning regulations regarding the operation of a business in her home. The property is located at **143 WEST PACES FERRY ROAD N.E.**, fronts 110 feet on the north side of West Paces Ferry Road, and begins 269.9 feet northwest of the northern corner of West Paces Ferry Road and Valley Road. Zoned R-3 (Single- Family Residential) District. Land Lot 99 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John C. Clark**  
**Council District 8, NPU-B**
- V-05-204**      Application of **A. Matt Pesnell** for a special exception from the zoning regulations to allow a 12 foot, 10-inch high wall (i.e. privacy fence) in the required rear yard where up to 6 foot high walls and fences are permitted. The property is located at **865 PENN AVENUE N.E.**, fronts 62 feet on the east side of Penn Avenue, and begins on the corner of Penn Avenue and Seventh Street. Zoned R-4 (Single- Family Residential) District. Land Lot 49 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Aubry M. Pesnell**  
**Council District 6, NPU-E**
- V-05-226**      Application of **Scott A. Smith** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4 feet to allow for a second story and a two-story addition to an existing single- family house. The property is located at **708 PARK DRIVE.**, fronts 50 feet on the east side of Park Drive, and begins 100 feet south of the southeastern corner of Park Drive and Elkmont Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Scott A. Smith**  
**Council District 6, NPU-F**
- V-05-229**      Appeal of **Regina Cates** of a decision of an Administrative Official (i.e., a staff person) of the Bureau of Buildings to issue a building permit for a porch that is attached to a neighbor's house. The property is located at **1807 ROCKRIDGE PLACE N.E.**, fronts 31 feet on the south side of Rockridge Place, and begins 265.9 feet south of the southeastern corner of Rockridge Road and Rock Spring Road. Zoned R-5 (Single- Family Development) District. Land Lot 57 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: T. Regina Cates**  
**Council District 6, NPU-F**

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- V-05-231**      Application of **Ansley P. Tilley** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 2.5 feet to allow for a second story addition to an existing single-family house. The property is located at **640 SOMERSET TERRACE N.E.**, fronts 50 feet on the west side of Somerset Terrace, and begins 196 feet north of the northwestern corner of Somerset Terrace and North Avenue. Zoned R-5 (Single-Family Residential) District. Land Lot 17 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ansley P. Tilley**  
**Council District 2, NPU-N**
- V-05-232**      Application of **Tracy & Todd Bradshaw** for a variance from the zoning regulations to reduce the side yard setback from the required 7 feet to 1 foot for construction of a detached garage on a single-family lot. The property is located at **1971 PALIFOX DRIVE N.E.**, fronts 50 feet on the south side of Palifox Drive, and begins 150 east of the south eastern corner of Claire Drive and Palifox Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, DeKalb County Georgia.  
**Owner: Tracy and Todd Bradshaw**  
**Council District 5, NPU-N**
- V-05-233**      Application of **Kelley C. Carter** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 2.5 feet for a 2<sup>nd</sup> Story addition to an existing single-family house. The property is located at **1240 REEDER CIRCLE N.E.**, fronts 60 feet on the north side of Reeder Circle, and begins 440 feet east of the northeastern corner of Bonnie Lane and Reeder Circle. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 18<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kelley C. Carter**  
**Council District 6, NPU-F**
- V-05-235**      Application of **John Clark** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 3 feet for the construction of a detached car port. The property is located at **1008 ROSEWOOD DRIVE N.E.**, fronts 50 feet on the north side of Rosewood Drive, and begins 207.5 feet east of the northeastern corner of Rosewood Drive and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John Clark**  
**Council District 6, NPU-F**

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- V-05-236**      Application of **Michael Brown** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 3 feet and 2) reduce the south side yard setback from the required 5 feet to 3 feet for construction of a single- family house. The property is located at **867 HOBSON STREET S.W.**, fronts 33.3 feet on the west side of Hobson Street, and begins 170.8 feet south of the southwestern corner of Hobson Street and Rockwell Street. Zoned R-4B (Single- Family Residential) District. Land Lot 86 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael Brown**  
**Council District 4, NPU-V**
- V-05-237**      Application of **Neal Henry** for a variance from the zoning regulations to 1) allow for a turnaround driveway in the front yard setback, and 2) pave more than 1/3 of the required front yard setback, for the construction of a new single- family house. The property is located at **205 CAMDEN ROAD N.E.**, fronts 75 feet on the south side of Camden Road, and begins 343 feet east of the southeastern corner of Camden Road and Wakefield Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 103 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George and Neal Henry**  
**Council District 7, NPU-E**
- V-05-238**      Application of **Scott Nelson** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 3 feet to allow for a second story addition to a single- family house. The property is located at **30 NORTHWOOD AVENUE N.E.**, fronts 60 feet on the west side of Northwood Avenue, and begins 335 feet north of the northwestern corner of Huntington Road and Northwood Avenue. Zoned HC-20-CD1 (Historic and Cultural Conservation) District. Land Lot 109 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Pamela Thomason**  
**Council District 7, NPU-E**

**DEFERRED CASES**

- V-05-106**      Application of **Marjy & John Stagmeier** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 4 feet, 8 inches and 2) reduce the north side yard setback from the required 7 feet to 3.2 feet, for a second story addition to a single-family house. Property is located at **77 EAST PARK LANE, N.E.**, fronts 46 feet on the east side of East Park Lane, and begins 350 feet south of the southeast corner of East Park Lane and Avery Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Marjy & John Stagmeier**  
**Council District 6, NPU-F**

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- V-05-150**      Application of **Adam Jones** for a variance from the zoning regulations to 1) reduce the half-depth front yard setbacks from the required 15 feet to 3 feet and 2) reduce the west side yard setback from the required 7 feet to 6 six feet for construction of a single- family residence. The property is located at **961 WYLIE STREET S.E.**, fronts 28 feet on the south side of Wylie Street, and begins on the southwestern corner of Wylie Street and Webster Street. Zoned R-5 (Single- Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Marathon Holding, LLC**  
**Council District 5, NPU-N**
- V-05-139**      Application of **Michael C. Harris** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 6 feet, 2) reduce the south side yard setback from the required 7 feet to 5 feet, and 3) reduce the front yard setback from the required 30 feet to 20 feet, to allow for construction of a new single family house. The property is located at **559 SUNSET AVENUE N.W.**, fronts 35 feet on the east side of Sunset Avenue, and begins on the southeast corner of Sunset Avenue and North Avenue. Zoned R4- (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael C. Harris**  
**Council District 3, NPU-L**
- V-05-173**      Application of **Levon M. Tobin** for variances from the zoning regulations to reduce the rear yard setback from the required 15 feet to 4 feet to allow for a porch addition to an existing single- family house and a garage addition. The property is located at **381 PEACHTREE AVENUE N.E.**, fronts 54.26 feet on the south side of Peachtree Avenue, and begins 55 feet west of the southwestern corner of Lookout Place and Peachtree Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 60 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lisa B. Tobin**  
**Council District 7, NPU-B**
- V-05-176**      Application of **Jimmy Livaditis** for 1) a variance from the zoning regulations to reduce the rear transitional yard from the required 20 feet to 9 feet to allow for an addition of a freezer and cooler to an existing restaurant, and 2) a special exception from the zoning regulations to reduce on-site parking from the required 13 spaces to 12 spaces. The property is located at **377 MORELAND AVENUE N.E.**, fronts 98 feet on the north side of Moreland Avenue, and begins on the northeast corner of Moreland Avenue and McLendon Avenue. Zoned NC-1 (Little Five Points Neighborhood Commercial) District. Land Lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owners: Annamae Livaditis Testament Trust and Manolis Vastakis Co- Tenants**  
**Council District 5, NPU-N**

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**V-05-178**

Application of **George A. Smith** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 4 feet for a two-story room addition to the back of a single- family house. The property is located at **2112 CASCADE ROAD S.W.**, fronts 51 feet on the south side of Cascade Road, and begins 102 feet east of the southeast corner of Cascade Road and Lorraine Boulevard. Zoned R-4 ( Single- Family Residential) District.

Land Lot 184 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Joyce R. Engram & Eleanor Goss**

**Council District 11, NPU-R**